

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: October 21, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "445 West University Avenue"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "445 University Avenue". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for November 10, 2008.

NOTICE of Pending Final Map Approval

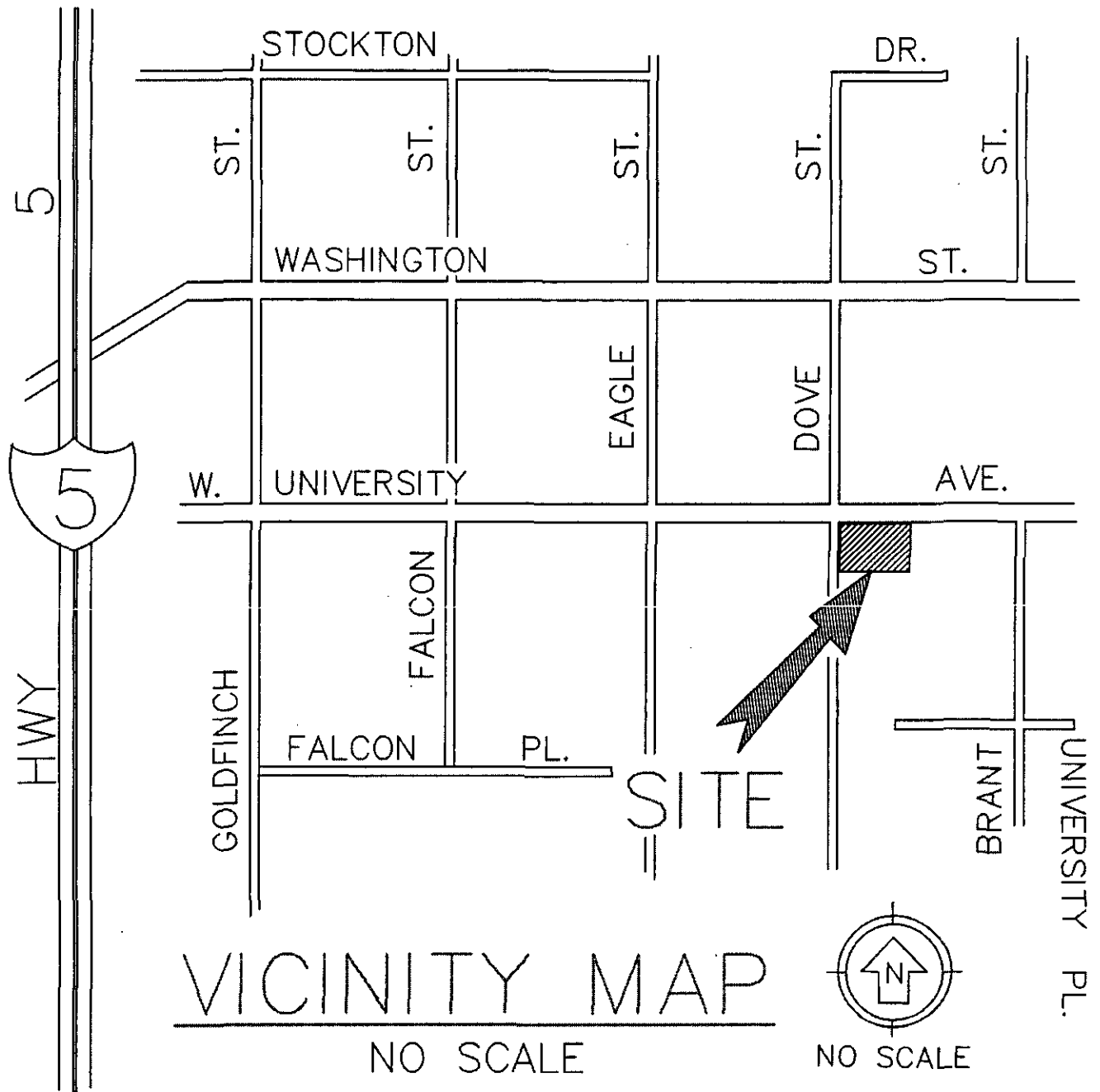
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "445 University Avenue" (T.M. No. 230565 PTS No. 150827 located on University Avenue east of Dove Street in the Uptown Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.**
- (3) The map is technically correct.**

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Greg Hopkins at (619) 446-5291.

cc: W.O. 430396 PTS 150827

Attachment: Vicinity map, reduced copy of map



445 WEST UNIVERSITY AVENUE

CEFL

LANDMARK ENGINEERING
CORPORATION
2805 CAMINO DEL RIO SOUTH
SUITE 321
SAN DIEGO, CA 92108
(619) 260-0420

MAP NO.

SHEET 1 OF 2 SHEETS

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMERACED WITHIN THE SUBDIVISION TO BE KNOWN AS 445 WEST UNIVERSITY AVENUE AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

445 WEST UNIVERSITY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

COMMONWEALTH LAND TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 17, 2004, AS FILE NO. 2004-089407, O.R.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

TITLE: _____ TITLE: _____

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON _____, 200_, BEFORE ME, _____

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL PLACE OF BUSINESS: SAN DIEGO COUNTY

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

445 WEST UNIVERSITY AVENUE

BEING A CONSOLIDATION AND SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN FRACTIONAL BLOCK 71 OF ARNOLD AND CHATELAIN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 334, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 29, 1972.

TOGETHER WITH THAT PORTION OF THE EASTERLY 10.00 FEET OF DOVE STREET LYING ADJACENT TO LOTS 1 THROUGH 4 INCLUSIVE, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 165809, RECORDED APRIL 20, 1981 AS FILE NO. 68917 OF OFFICIAL RECORDS.

LOT 8 IN BLOCK 2 OF PALM HEIGHTS ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1023, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 10, 1937.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1300 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. 4109-PC, DATED JULY 20, 2008, APPROVES THIRTEEN RESIDENTIAL CONDOMINIUMS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY
ORDER NO. 43051254-450

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON _____, 200_, BEFORE ME, _____

NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL PLACE OF BUSINESS: SAN DIEGO COUNTY

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THIS APPROVAL ON _____ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2008.

ELIZABETH WALAND
CITY CLERK

BY: _____ DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FREDERICK KLEIBEL IN MAY, 2008, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITION SHOWN THEREIN AND ARE SUFFICIENT TO ENHANCE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

LAWRENCE E. COLE L.S. 5007
LICENSE EXPIRES JUNE 30, 2008.

DATED: _____



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF. THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I, ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

AFSHIN GHANIZADEH, CITY ENGINEER

BY: GREGORY P. HARKINS, DEPUTY
PLS 7730

DATE: _____

CLERK OF THE BOARD CERTIFICATE

I, THOMAS PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY _____ DATE _____

RECORDER'S CERTIFICATE:

FILE NO. _____
FILED THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF LAWRENCE E. COLE.

BY: _____ DEPUTY COUNTY RECORDER

GREGORY J. SMITH
COUNTY RECORDER
FEE: \$ 12.00

CCS83 1852-6277 L.C. 212-1717 T.M. 230565 PTS NO. 150627 JO NO. 430396

001061

445 WEST UNIVERSITY AVENUE

SHEET 2 OF 2 SHEETS

LEGEND:

- - DENOTES FOUND LEAD AND DISC STAMPED "LS 4630", PER C.R. 1798.
- ▣ - DENOTES FOUND LEAD AND DISC STAMPED "CITY ENR", PER C.R. 1798, UNLESS OTHERWISE NOTED.
- - DENOTES FOUND MONUMENT AS NOTED HEREON.
- () - DENOTES RECORD DATA PER C.R. 1798.

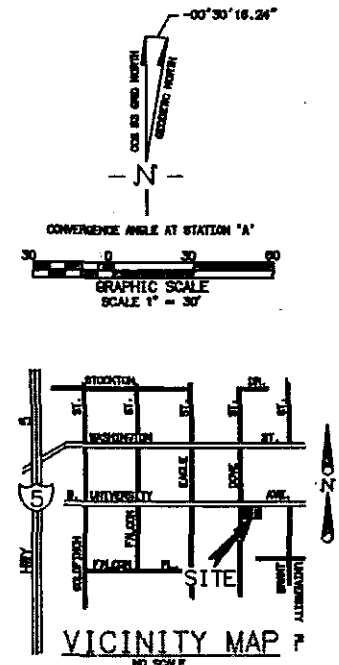
TOTAL MAP AREA: 0.31 ACRE TOTAL NUMBER OF LOTS: 1

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE NAD83, CALIFORNIA COORDINATE SYSTEM, CGCS83, ZONE 8, EPOCH 1901.35. MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN HEREON. 'A' AND 'B' ARE ADJUSTED TO GPS STATION "ROS 10000 NAD 4" AND GPS STATION "ROS 10000 NAD 5" PER ROS 10000. A-B N05°04'03"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 'A' IS 0.00000332
 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.
 ELEVATION AT STATION 'A' = 312.09 MSL



CCS83 1852-8277	L.G. 212-1717	T.M. 230565	PTS NO. 150827	JO NO. 430398
-----------------	---------------	-------------	----------------	---------------

STATION "FASHION VALLEY A"
FOUND 2.4" BRKS DIED IN CONCRETE AT THE
MOST SOUTHWEST CORNER OF PARKING STRUCTURE "A"
ON THE FOURTH LEVEL. LOCATED AT THE SOUTH END
OF FASHION VALLEY MALL NEXT TO THE FASHION
VALLEY TROLLEY STATION.
H-1006687.35
E-02279390.08

STATION "NORTHWOOD WAY 5"
FOUND 2.5" BRASS DISC IN CONCRETE AT
THE MOST SOUTHEAST CORNER OF PARKING
STRUCTURE "C" ON THE FOURTH LEVEL.
LOCATED AT THE SOUTHEAST CORNER OF
FASHION VALLEY MALL.
N-1000100.00
E-000079.40

14
ILD & COATED ADD
BLK 69
MAP 834

24

23 10th CLOSING PER-
RESOLUTION NO.
100008 (4-10-61)

22
21
20

ARNOLD & CHOATES
BLK 72
MAP 334

PARCEL 1
P.M. 186

DETAIL "A"

POLE 2" IRON PIPE SET
BING STARTED "BE NOG"
PER C.R. 1760 & P.L. 1
111.49'
NOG "DO" 14" 158.

POLE 3/4" IRON PIPE
BING STARTED "LS 45"
PER C.R. 1760

(NEO 22° 31' N
1.31')
NOO 05° 32' E
1.32')

UNCLASSIFIED

NAME:

FOUND 3/4" IRON PIPE WITH
CAP. ELIMINATE, ACCEPTED AS
SHEATH ON C.B. 1700

DOVE STREET

LOT 1
0.391 ACRES

UNIVERSITY
(FORMERLY DOUGLAS ST.)
(SEE COUNTERSHEET FOR MORE DATA)

AVENUE

MAP 1028
BLK 2
HEIGHTS

Named: 19

FROM 3/4 TON
ON. ALUMINUM
SHEATHING C.B.

001062